



Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
www.ci.woodland.wa.us

Building: (360) 225-7299 / Planning: (360) 225-1048 / Fax: (360) 225-7336

NOTICE OF DECISION

SITE PLAN REVIEW / CRITICAL AREAS PERMIT

SEPA FINAL DETERMINATION OF NON-SIGNIFICANCE

ISSUE DATE: March 7, 2016

Lead Agency: City of Woodland, WA

Project Title: Columbia River Carbonates Calder Stone Receiving System

Land Use Application No.: 216-902.SPR.SEPA

Applicant/Property Owner:	Columbia River Carbonates C/O Kurt Knutson PO Box 2350 Woodland, WA 98674
Site Location:	300 N Pekin Road Woodland, WA 98674 Parcel Nos.: 50735, 507350105
Parcel Size:	17.32 acres (both parcels combined)
Zoning Designation:	Heavy Industrial (I-2)
Date Application Received:	January 14, 2016
Date Notice of Complete Application Issued:	January 27, 2016
Notice of Application & Likely DNS issued:	February 1, 2016
Comment Period & SEPA Appeal Period Ended:	February 17, 2016
DRC Decision	Approve with Conditions

I. DESCRIPTION OF PROPOSAL:

Columbia River Carbonates proposes to install a new elevated roadway on the subject property to allow trucks to deliver and offload incoming stone. After trucks unload, they will exit the plant via Pekin Road via a new plant gate located near the south plant property line. Trucks will discharge stone into a hopper and stone will be conveyed via a series of belt conveyors to a surge pile which will be used to feed plant processes. The project also includes an asphalt road which ascends to an elevation approximately 12' above current grade over a hopper which sits below the roadway. The surge pile will be covered with a roof supported by a new 10,000 square foot open building structure.

The site is zoned Heavy Industrial (I-2) and the proposed uses are permitted.

II. DECISION:

Per WMC 19.08.030, the above application for preliminary Site Plan Review has been **approved with conditions** by the City Development Review Committee (DRC) based on the criteria and standards outlined in Woodland Municipal Code (WMC). See Section IV for conditions of approval.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official:

Amanda Smeller

City of Woodland

Building and Planning Department

230 Davidson Ave., PO Box 9

Woodland, WA 98674

Email: smellera@ci.woodland.wa.us

Fax: 360-225-7336

III. Findings of Fact - Development Standards Compliance

Title 12 – Streets and Sidewalks

Finding: N. Pekin Road has 60' of ROW and 34' paved width but no curb or gutters or sidewalks. As an industrial collector the City standard is 66' of ROW, 44' of paved width, curb and gutter, and 5' sidewalks on both sides. This project covers two parcels, #50735 and #507350105, that front N. Pekin. Since parcel #50735 is already heavily developed, requiring frontage improvements along that parcel would not meet proportionality requirements.

Conclusion: Complete half-width frontage improvements for Parcel #507350105. The proposal complies with standards if it completes the conditions listed under Section IV of this report.

Title 13 – Water and Sewage

Finding: The property/business is already served by water and sewer connections and the proposal does not require additions or expansions of lines.

Conclusion: No new water or sewer connections or expansions are required for this proposal. This criteria is met.

Chapter 15.10 – Erosion Control Ordinance

Finding: Applicants are required to install and maintain erosion control measures per the Best Management Practices as outlined in this section (2005 Stormwater Management Manual for Western Washington) during site excavations and grading. An NPDES permit from the Department of Ecology is required only if more than one acre is being disturbed.

A preliminary erosion control plan was submitted. It includes the use of silt fencing and straw bale barriers for erosion controls.

Conclusion: The proposal can comply with City standards. Please submit a final erosion control plan as part of the civil packet. The applicant will be required to include Woodland standard details for erosion control in the final submittal to support the civil design.

Chapter 15.12 – Stormwater Management

Finding: The applicant's submittal included a preliminary stormwater report.

Conclusion: The comments regarding the stormwater report in the comments for application LU-215-935, CRC Rail Spur, need to be addressed for this application. That Notice of Decision is attached.

Chapter 17.46 – Heavy Industrial District

1. Permitted Uses (Section 17.46.030)

Finding: The applicant is adding a new elevated roadway for delivery and offloading of stone to support the existing industrial business at CRC. Also included is a new cover for an existing surge pile. No new use is proposed under this application.

Conclusion: The project is allowable in this zone as a new use is not proposed.

2. Building Setbacks (Section 17.46.070)

Finding: Heavy Industrial minimum required setbacks are as follows:

Front: 30'
Side: 10'
Rear: 10'

The only portion of this project that must meet setbacks is the new 10,000 square foot cover over the existing surge pile and the hopper/conveyor belt. The new access road and fencing are not required to meet the setbacks. All of these structures are located well over the required minimum setbacks from all property lines. These new structures are mostly located within already developed areas.

Conclusion: This criteria is met.

3. Building Height (Section 17.46.080)

Finding: There are no limitations on building height in the I-2 zoning district. The proposed surge building will have a height of approximately 57 ½'.

Conclusion: As there are no height limitations in this zone, the proposal is acceptable.

4. Lot Coverage (WMC 17.46.090)

Finding: There are no limitations for lot coverage, provided where the I-2 use abuts a residential zone, the supplementary provisions of this chapter shall be observed for screening and landscaping in front, side and rear yard.

Conclusion: The proposal is for a new elevated roadway for delivery and offloading of incoming stone, a new hopper/conveyor system and a new roof supported by a 10,000 square foot open building structure. There is existing vegetation and the main rail line between these properties and any property zoned residential. This criteria is met.

5. Landscaping – Heavy Industrial District (WMC 17.46.123 – 17.46.126)

Finding: The proposed landscaping shall not cover less than ten percent of the entire site. A combination of deciduous and evergreen trees, shrubs and groundcovers shall be used all planted areas. All areas not planted with trees and shrubs or not covered with nonplant material shall have groundcover plants as follows: planting pattern that is designed to achieve fifty percent coverage of the area not covered by tree canopy and shrubs. All required setback areas, excluding ingress and egress points, shall be landscaped and maintained in neat and order manner. Trees, shrubs and plant groundcover should be planted along the entire frontage area and shall meet the criteria of this chapter and can be founded towards the coverage requirement calculations.

The application included a preliminary landscaping plan. According to the plan, there is area that will be seeded, fertilized and mulched. In addition, approximately 1,612 square feet of area will be landscaped. The plan is not specific enough and a final landscaping plan shall be submitted with the civil packet. This landscaping plan should specify what types of plants are being installed (trees, shrubs, groundcover, etc.) and the percentage of each as regulated by code. The plan and/or narrative must show how the landscaping meets the requirements of the code.

Conclusion: The proposal can comply with this standard. A final landscaping plan and updated narrative are required that can show exactly how all landscaping meets the requirements of the code.

6. Off-street Parking – Heavy Industrial District (WMC 17.56.045)

Finding: All developments in the heavy industrial district shall provide adequate off-street parking for employees, delivery vehicles, and visitors. The number of off-street parking spaces for developments in this district shall be determined by the public works director and based upon information in the proponent's SEPA checklist or impact statement.

The property is already developed with the existing Columbia River Carbonates industrial building and parking already exists. No new parking spaces are required for this project.

Conclusion: The proposal complies with this standard.

Chapter 17.48 – Performance standards

Notice of Decision

Columbia River Carbonates Calder Stone Receiving System (LU #216-902.SPR.SEPA)

Page 4

Finding: The requirements of this section cover hazards and nuisances including sound level, vibration, air emissions, smoke, dust, odors, industrial wastes, fire hazards, heat, glare, radioactivity and radio transmitters. There are no indications within the applicant's submittal that show a need for concern over potential for high levels of these hazards or nuisances. Further, nothing has been raised to the attention of staff that indicates concerns that are not already covered by existing law that the applicant must comply with.

Conclusion: The proposal complies with this standard. A condition of approval is that in areas where noise and vibration from construction activities is an irritant or nuisance to the surroundings that these activities be limited to the hours of 7:00 am to 8:00 pm Monday through Saturday, and prohibited on Sundays.

IV. CONDITIONS OF APPROVAL:

Prior to final land use/civil approval:

1. Include a final erosion plan with the civil packet.
2. Include a final landscaping plan with the civil packet as well as an updated narrative detailing how the proposed landscaping plan meets the code requirement.
3. The comments regarding the stormwater report in the comments for application LU-215-935, CRC Rail Spur, need to be addressed for this application. That Notice of Decision is attached.
4. Dedicate a 3' strip of right-of-way to the City of Woodland in front of Parcel #507350105 for a total half-width right-of-way of 33'.
5. Drawing 6519 shows the layout of the proposed driveway onto N. Pekin Road. Between the two sidewalk ADA ramps the paved half-width is 22' which meets the Industrial Collector Standard. To the north and south of the ramps, though, the curb is shown extending out reducing the paved half-width along the frontage. North of the driveway keep the curb tight with the sidewalk to maintain a 22' paved half-width all the way to the rail spur.
6. To the south of the driveway the proposed top of the ADA ramp is past your frontage. Because of this you are not required to extend curb or sidewalk past the top of the sidewalk ramp or maintain a 22' paved width. Extending the pavement width in this area to keep the turning radius of the driveway is acceptable but not required. If you still wish to extend curb and sidewalk here place the curb tight with the sidewalk and maintain a 22' paved half-width.

General Requirements (after final approval):

7. In areas where noise and vibration from construction and business activities is an irritant or nuisance to the surroundings, these activities shall be limited to the hours between seven a.m. and eight p.m. weekdays, and prohibited on Sundays.
8. The road and new stone receiving system is designed to improve delivery to the existing plant. It is not expanding the processing capacity of the existing facility. Since it is not expanding capacity it will not increase trips in the City and therefore is not subject to transportation impact fees (TIF) under Woodland Municipal Code (WMC 3.42).

APPEAL PROCEDURE:

As per WMC 19.08.020 and 19.08.030, this Notice of Decision may be appealed to the Hearing Examiner within fourteen (14) days of the date this decision is issued. The appeal with grounds

for appeal in writing shall be submitted to the City Planning Department **by 5:00 p.m., March 21, 2016.**

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at open record predetermination hearings.

Appeals must be submitted no later than 5:00 P.M. on March 21, 2016.

**Responsible Official: Amanda Smeller, Community Development Planner
City of Woodland
PO Box 9
230 Davidson Ave
Woodland, WA 98661
smellera@ci.woodland.wa.us**

Date: 3/7/2016

Signature



cc:

Kurt Knutson
Those who submitted comments
Department Heads
Building Official
Planning Commission

City Council
Mayor
City Administrator
File LU#: 216-902
Website